018.0	0005	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	883,200 / 883,200
					USE VALUE:	883,200 / 883,200
					ASSESSED:	883,200 / 883,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		CHESWICK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOZELIAN JOHN & SILVA
Owner 2:	
Owner 3:	
Street 1:	8 CHESWICK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,691 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 2455 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5691.000	381,100		502,100	883,200
Total Card	0.131	381,100		502,100	883,200
Total Parcel	0.131	381,100		502,100	883,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.76 | /Parcel: 359.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 12961
GIS Ref:
GIS Ref:
Insp Date: 11/02/17

PREVIOUS ASSESSMENT

Parcel ID: 018.0-0005-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	381,100	0	5,691.	502,100	883,200	883,200	Year End Roll	12/18/2019
2019	101	FV	288,000	0	5,691.	649,800	937,800	937,800	Year End Roll	1/3/2019
2018	101	FV	288,000	0	5,691.	413,500	701,500	701,500	Year End Roll	12/20/2017
2017	101	FV	288,000	0	5,691.	378,100	666,100	666,100	Year End Roll	1/3/2017
2016	101	FV	288,000	0	5,691.	307,200	595,200	595,200	Year End	1/4/2016
2015	101	FV	280,900	0	5,691.	307,200	588,100	588,100	Year End Roll	12/11/2014
2014	101	FV	280,900	0	5,691.	280,000	560,900	560,900	Year End Roll	12/16/2013
2013	101	FV	280,900	0	5,691.	266,400	547,300	547,300		12/13/2012

!1544!

PRINT

Date	Time
12/10/20	17:07:31

LAST REV

Date	Time
01/23/18	15:00:52
apro	
1544	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOZELIAN JOHN	1199-3		12/30/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	12961
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/11/2010	169	New Wind	1,500					REPLACE 3 WINDOWS/
4/23/2003	297	Addition	15,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/2/2017	Meas/Inspect	BS	Barbara S
2/18/2009	Meas/Inspect	345	PATRIOT
10/6/1999	Meas/Inspect	243	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5691		Sq. Ft.	Site		0	85.	1.04	2									502,122						502,100	

Total AC/HA: 0.13065 | Total SF/SM: 5691 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 502,122 | Spl Credit | Total: 502,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16219509
Const Adj.:	0.99821329
Adj $ / SQ:	145.015
Other Features:	78361
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	468190
Depreciation:	87083
Depreciated Total:	381107

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

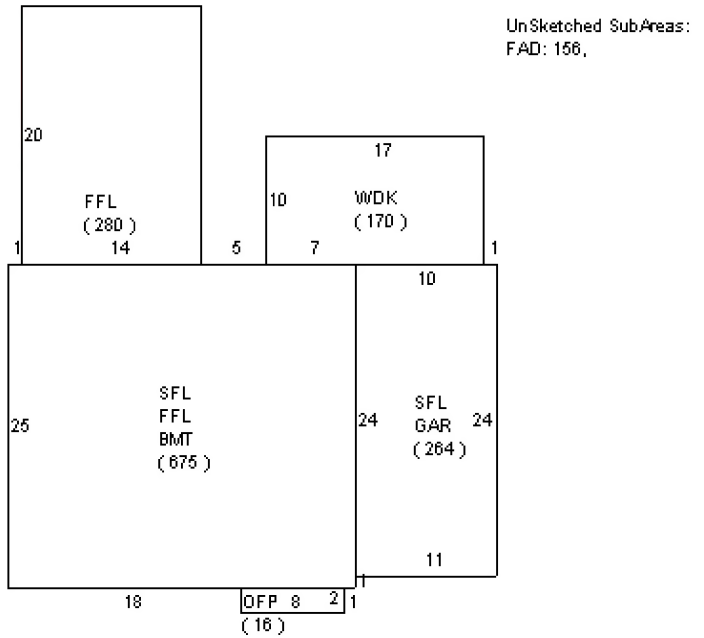
REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	955	145.010	138,489
SFL	Second Floor	939	145.010	136,169
BMT	Basement	675	60.470	40,818
GAR	Garage	264	24.430	6,448
WDK	Deck	170	11.860	2,016
FAD	Addition	156	145.010	22,622
OFP	Open Porch	16	43.920	703
	Net Sketched Area:	3,175	Total:	347,265
Size Ad	2050	Gross Are	3175	FinArea 2455

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	159.52
Special Features:	0	Val/Su Net:	120.03
Final Total:	381100	Val/Su SzAd	185.90

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0005-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: